



037354



June 23, 2003

Mr. Norman Hom  
Hom, Bernice HQ Revocable Trust  
156 Hoolako Place  
Honolulu, Hawaii 96825

RE: SDR-1836 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JUNE 18, 2003

Dear Mr. Hom:

The City Council at a regular meeting held June 18, 2003 APPROVED the request for a Site Development Plan Review FOR A 102-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER TO ALLOW A SIDEWALK ON ONE SIDE OF THE TOWN CENTER PUBLIC RESIDENTIAL STREET ALONG THE SOUTHERN AND EASTERN PROPERTY LINES WHERE A SIDEWALK IS REQUIRED ON BOTH SIDES on 15.23 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005 and 006), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) and T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)]. The Notice of Final Action was filed with the City Clerk on June 19, 2003. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-1833) to a T-C (Town Center) Zoning District approved by the City Council for the west ten-acres of this site.
2. Approval is of the revised site plan showing a zero lot-line pattern of development in place of a "Z-lot" pattern of development, and showing compliance with all current open space and street-section standards, to the satisfaction of the Planning and Development Department prior to submission to City Council.
3. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage, 10 feet on the corner side, 5 feet on the side, and 15 feet in the rear. The front setback to the garage is to be measured from the back of the sidewalk where a sidewalk is provided otherwise it will be measured from the back of curb.

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4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. The subdivision entry from Campbell Road shall conform to figure 32 and figure 33 of the Town Center Development Standards Manual.
6. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
7. Residential Public Street Overhead Street lighting shall conform to figure 31 of the Town Center Development Standards.
8. A Primary Arterial Trail, consisting of a 2.5-foot amenity zone and a 5-foot sidewalk, shall be constructed along the Elkhorn Road frontage.
9. Provide a pedestrian access to Elkhorn Road from the interior of the subdivision within the open area at the northeast corner of the development.
10. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
11. The maximum building height allowed shall not exceed 2 stories or 35 feet.
12. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection and spacing as required in the Town Center Development Standards. The plan shall also show tree plantings within the amenity zones along the interior subdivision streets.
13. Air conditioning units shall not be mounted on rooftops.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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18. All City Code requirements and design standards of all City departments must be satisfied except as amended by conditions herein.

Public Works

19. The public interior streets must be constructed to current Town Center and City of Las Vegas standards including, but not limited to, sidewalks on both sides of the streets, except eastern and southern perimeters having 5 foot landscaping but no sidewalk, knuckles at "L" intersections, and cul-de-sacs for termination of public streets unless a deviation from standards is approved by the City Engineer. Final dedication requirements will be determined at the time of approval of the Tentative Map.
20. Provide a paved legal access per Clark County Area Standard Drawing #209 to this site prior to occupancy of any units within this development.
21. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
22. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
23. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
24. Site development to comply with all applicable conditions of approval for ZON-1833 and all other subsequent site-related actions.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

cc: See Attached List

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cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services

Ms. Barbara Bross  
DR Horton, Inc.  
3513 East Russell Road, Ste D  
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Mr. Dean Lazarkis  
Wayne and Joann Schlekewy  
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6767 W. Tropicana Ave, Ste 204  
Las Vegas, Nevada 89103

Ms. Karen Liedke  
Alpha Engineering  
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Ong Partners, LLC  
2715 Florence Avenue  
Las Vegas, Nevada 89120

Mr. Dean Lazarkis  
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Mr. Dean Lazarkis  
Durango Elkhorn, LLC  
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6767 W. Tropicana Avenue, Ste 204  
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Mr. Dean Lazarkis  
Michael and Carol Bubonovich  
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